

Article 3: Planned Districts

Division 17: Southeastern San Diego Planned District

Appendix A: Uses

Southeastern San Diego Planned District

(Added 8-3-1987 by O-16921 N.S.)

(Amended 3-15-1993 by O-17898 N.S.)

(Amended 11-22-1999 by O-18719 N.S.)

(Amended 4-7-1998 by O-18494 N.S.; effective 1-1-2000.)

Legend: P = Permitted

- = Not Permitted

L = subject to Limitations

SP = Special Permit

Special Permit for Alcohol Sales and Distribution - See Appendix C

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Residential							
Single Family Dwelling	P	P	-	-	-	-	-
Two-family dwelling	-	P	-	-	-	-	-
Apartment houses (no temporary residence)	-	P	-	-	-	-	-
Boarding and Lodging houses (not a residential-care facility)	-	P	-	-	-	-	-
Child day care center	SP	SP	S P	SP	SP	-	-
Churches, Temples or buildings of a permanent nature used for religious purposes	SP	SP	S P	SP	SP	-	-
Companion Units	SP	P	-	-	-	-	-
Elderly or handicapped housing	-	SP	-	-	-	-	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Fraternities, Sororities	-	SP	-	-	-	-	-
Guest Quarters	SP	P	-	-	-	-	-
Institutions/Home-full time child care (maximum 15 children under 16 years)	SP	SP	L(e)	L(e)	-	-	-
City operated Branch Library	P	P	P	P	P	P	P
Mobilehome (1) Temporary Watchman	SP	SP	S P	SP	SP	SP	SP
Mobilehome Park	-	SP	-	-	-	-	-
Parks and Playgrounds - Public	SP	SP	-	-	-	-	-
Real Estate Offices/Model Homes (temporary) new subdivisions	P	P	-	-	-	-	-
Residential - Care Facilities	SP	SP	-	-	-	-	-
Schools Limited to primary, elementary, junior high and senior high	SP	SP	-	-	-	-	-
NOTE: Listing has been alphabetized for residential uses as a proposed revision.							
Commercial							
Establishments engaged in the retail, wholesale, service or office uses for the following unless otherwise indicated:							
Advertising, Secretarial & Telephone answering services	-	-	-	P	P	P	P
Agencies for tickets, travel & car rental	-	-	-	P	P	P	P
Ambulance service	-	-	-	P	-	P	P
Animal Hospital	-	-	-	SP	-	SP	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Antique Shop	-	-	-	P	-	P	-
Apparel shops	-	-	P	P	P	-	-
Art stores and Art galleries	-	-	-	P	P	-	-
Automobile & truck sales, Rental agencies (usable vehicles only)	-	-	-	P	-	P	-
Automobile wash establishments	-	-	-	P	-	P	-
Automobile paint & repair shops (including body and fender work) (a)	-	-	-	-	-	SP	-
Automobile service stations/gas stations	-	-	S P	SP	SP	SP	SP
Bakeries and Bakery Products	-	-	P	P	-	P	-
Banks, Savings & Loan	-	-	P	P	P	P	P
Barber shops	-	-	P	P	P	-	-
Beauty Shops	-	-	P	P	P	-	-
Bicycle shops	-	-	P	P	-	-	-
Boat sales agencies	-	-	-	P	-	P	-
Book stores	-	-	P	P	P	-	-
Building materials stores (b)	-	-	-	P	-	P	-
Business machine sales display & service	-	-	-	P	-	P	-
Catering Services	-	-	-	P	P	-	-
Cleaning & dyeing works (including rugs, carpets, and upholstery) (a)(c)	-	-	-	P	-	P	-
Cocktail lounges	-	-	-	SP	SP	SP	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Communication facilities	-	-	-	P	-	P	-
Confectioneries	-	-	-	P	-	P	-
Curtain, drapery and upholstery shops	-	-	-	P	-	P	-
Custom shop for curtains, draperies, floor coverings, upholstery and wearing apparel	-	-	-	P	-	P	-
Dairy stores, including drive-ins	-	-	P	-	-	-	-
Delicatessens	-	-	P	P	P	P	-
Drafting and blue print services	-	-	-	P	-	P	-
Drug stores	-	-	P	P	-	-	-
Dry cleaning establishments (no truck delivery of finished cleaning)	-	-	P	P	-	-	-
Electronic data processing, tabulating, and record keeping services	-	-	-	P	-	P	-
Employment agencies	-	-	-	P	-	P	-
Equipment and tool rental establishments (no man-ridden equipment)	-	-	-	P	-	P	-
Feed stores	-	-	-	P	-	P	-
Financial institutions	-	-	-	P	-	P	-
Florist	-	-	P	P	P	-	-
Florist supplies	-	-	-	P	-	P	-
Food stores	-	-	P	P	-	-	-
Frozen food lockers	-	-	-	P	-	P	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Furniture stores	-	-	-	P	-	P	-
Gift shops	-	-	P	P	P	-	-
Greeting card shops	-	-	P	P	P	-	-
Gymnasium and Health studios	-	-	-	P	-	P	-
Hardware stores	-	-	-	P	-	P	-
Hobby shops	-	-	P	P	-	-	-
Hospital/Veterinary Clinic	-	-	-	SP	-	SP	-
Hotels, Motels, and Time-share projects (f)	-	-	-	-	P	-	-
Ice delivery stations	-	-	-	P	-	P	-
Interior decorators	-	-	-	P	-	P	-
Jewelry stores	-	-	P	P	-	-	-
Labor unions (non hiring halls) & trade associations	-	-	-	P	-	P	-
Laundromats	-	-	P	P	P	-	-
Leather goods and Luggage shops	-	-	-	P	-	-	-
Liquor stores	-	-	-	SP	SP	-	-
Lithography shops	-	-	-	P	-	P	-
Locksmith shops	-	-	-	P	-	P	-
Medical, dental, biological, and X-ray laboratories	-	-	-	P	-	P	-
Medical appliance sales	-	-	-	P	-	P	-
Motor vehicle, parts and accessories, retail sale of new items only	-	-	-	P	-	P	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Moving and Household storage facilities	-	-	-	-	-	P	-
Music stores, video stores	-	-	-	P	-	-	-
Newspaper plants	-	-	-	-	-	SP	-
Nurseries (plants)	-	-	-	P	-	P	-
Office furniture and equipment sales	-	-	-	P	-	P	-
Paint and wallpaper stores	-	-	-	P	-	-	-
Parking lots - commercial	-	-	-	SP	SP	SP	-
Pawn shops	-	-	-	P	-	-	-
Pet stores	-	-	P	P	-	-	-
Pharmacies	-	-	P	P	-	-	-
Photographic equipment, supplies and film processing stores	-	-	-	P	-	-	-
Photographic studios and retail outlets	-	-	-	P	-	-	-
Plumbing shops (b)	-	-	-	P	-	P	-
Post office	-	-	S P	SP	SP	SP	SP
Private clubs, fraternal organizations and lodges	-	-	-	SP	SP	-	-
Public-body operated buildings and uses	-	-	-	SP	-	SP	SP
Radio, Television and home appliance repair shops	-	-	-	P	-	P	-
Radio and Television broadcasting studios	-	-	-	SP	-	SP	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Recreational facilities (2,500 sq.ft. maximum floor area)	-	-	-	P	P	P	-
Recreational facilities; including bowling lanes, miniature golf courses, skating rinks, gymnasiums, and health centers	-	-	-	SP	SP	SP	-
Restaurants, drive-thru and drive-in	-	-	-	P	-	-	-
Restaurants and bars with incidental entertainment and dancing	-	-	-	SP	SP	-	-
Restaurants (excluding sale of intoxicating beverages drive-in & drive-thru, and incidental entertainment)	-	-	P	P	P	P	-
Rug and carpet stores	-	-	-	P	-	-	-
Shoe stores	-	-	P	P	-	-	-
Shoe repair shops	-	-	P	P	-	-	-
Sporting goods stores	-	-	P	P	-	-	-
Stationers	-	-	P	P	-	-	-
Studios for teaching art, dancing and music	-	-	S P	SP	SP	SP	-
Theaters	-	-	-	SP	SP	-	-
Trade and Business schools	-	-	-	P	-	P	-
Trailer sales agencies	-	-	-	P	-	P	-
Travel Bureaus	-	-	P	P	P	-	-
Variety stores	-	-	-	P	-	-	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Wedding chapels	-	-	-	P	-	-	-
Wholesaling or warehousing of goods and merchandise associated with the primary on-site use provided that the floor area occupied for such use per establishment does not exceed 25% of the building gross floor area (a)	-	-	-	P	-	P	-
Industrial Establishments engaged in the manufacturing, fabricating, assembly, testing repair, servicing and processing of the following (for service, retail, wholesale or rental uses, see Appendix A pages 2 through 7)							
Aircraft manufacturing and assembly	-	-	-	-	-	P	P
Aircraft parts other than engines	-	-	-	-	-	P	P
Apparel belts	-	-	-	-	-	P	P
Apparel except leather and fur goods	-	-	-	-	-	P	P
Audio products	-	-	-	-	-	P	P
Awnings - metal, wood or canvas	-	-	-	-	-	P	P
Bags, except textile bags	-	-	-	-	-	P	P
Bakery products	-	-	-	-	-	P	P
Beverages	-	-	-	-	-	P	P
Brooms and brushes	-	-	-	-	-	P	P
Cabinet making	-	-	-	-	-	P	P
Coated, plated and engraved metal	-	-	-	-	-	SP	SP

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Communication equipment	-	-	-	-	-	P	P
Concrete and clay products	-	-	-	-	-	SP	SP
Confectionery and related products	-	-	-	-	-	P	P
Costume jewelry, costume novelties button, and miscellaneous notions	-	-	-	-	-	P	P
Cut stone and stone products	-	-	-	-	-	P	P
Cutlery, hand tools and general hardware	-	-	-	-	-	P	P
Diecut paper and paperboard, and cardboard	-	-	-	-	-	P	P
Dress and work gloves, except knit and leather products	-	-	-	-	-	P	P
Drugs	-	-	-	-	-	P	P
Electric lighting and wiring equipment	-	-	-	-	-	P	P
Electric industrial apparatus	-	-	-	-	-	P	P
Electronic components and accessories	-	-	-	-	-	P	P
Electronic computing equipment other than desk top machines	-	-	-	-	-	P	P
Envelopes	-	-	-	-	-	P	P
Fabricated textile products	-	-	-	-	-	P	P
Fabricated wire products	-	-	-	-	-	P	P
Farm machinery and equipment	-	-	-	-	-	P	P
Furniture and fixtures	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Glass containers	-	-	-	-	-	P	P
Glassware, pressed and blown	-	-	-	-	-	P	P
Guided missiles and space vehicles	-	-	-	-	-	P	P
Hats, caps and millinery	-	-	-	-	-	P	P
Jewelry, silverware and plated ware	-	-	-	-	-	P	P
Laboratories - Research, development, testing	-	-	-	-	-	SP	SP
Lamp shades, except metal and glass	-	-	-	-	-	P	P
Luggage	-	-	-	-	-	P	P
Metal cans	-	-	-	-	-	P	P
Mill work	-	-	-	-	-	P	P
Miscellaneous apparel and accessories	-	-	-	-	-	P	P
Motor vehicles, parts and accessories	-	-	-	-	-	P	P
Musical instruments and parts	-	-	-	-	-	P	P
Office machine	-	-	-	-	-	P	P
Paperboard containers and boxes	-	-	-	-	-	P	P
Pens, pencils and other office and artists materials	-	-	-	-	-	P	P
Perfumes, cosmetics and other toilet preparations	-	-	-	-	-	P	P

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Plumbing fixtures and heating apparatus	-	-	-	-	-	P	P
Pottery and related products	-	-	-	-	-	P	P
Professional, scientific and controlling instruments	-	-	-	-	-	P	P
Photographic and optical goods, watches and clocks	-	-	-	-	-	P	P
Radio and television receiving sets, except communication types	-	-	-	-	-	P	P
Roasted coffee and coffee products	-	-	-	-	-	P	P
Robes and dressing gowns		-	-	-	-	P	P
Service industry machines	-	-	-	-	-	P	P
Sighting and fire-control equipment	-	-	-	-	-	P	P
Special industry machinery, except metal-working machinery	-	-	-	-	-	P	P
Toys, amusements, sporting and athletic goods	-	-	-	-	-	P	P
Umbrellas, parasols and canes	-	-	-	-	-	P	P
Wooden containers	-	-	-	-	-	P	-
Establishments engaged in the wholesale distribution of the following							
Automotive equipment	-	-	-	-	-	P	-
Drugs, chemicals and allied products	-	-	-	-	-	P	-
Dry goods and apparel	-	-	-	-	-	P	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Flowers and florist supplies	-	-	-	-	-	P	-
Fruit, vegetables and plant products	-	-	-	-	-	SP ¹	-
Groceries, and related products, except poultry and poultry products, fish and seafood	-	-	-	-	-	P	-
Electrical goods	-	-	-	-	-	P	-
Hardware, plumbing, heating equipment and supplies	-	-	-	-	-	P	-
Machinery, equipment and supplies, except farm machinery and equipment	-	-	-	-	-	P	-
Tobacco and tobacco products	-	-	-	-	-	P	-
Beer, wine and distilled alcoholic beverages	-	-	-	-	-	P	-
Paper, paper products and kindred supplies	-	-	-	-	-	P	-
Office and home furniture and furnishings	-	-	-	-	-	P	-
Establishments engaged in the following							
Data processing services	-	-	-	P	-	P	P
Motion picture production	-	-	-	-	-	P	-
The following establishments							
Carpenter shops	-	-	-	-	-	P	-
Metal working shops	-	-	-	-	-	SP	-
Lumber yards	-	-	-	-	-	P	-
Machine shops	-	-	-	-	-	P	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Public utility substations	-	-	-	P	-	P	-
Regional and headquarters offices of businesses, industries and governmental agencies	-	-	-	-	-	P	P
Storage garages	-	-	-	-	-	P	-
Welding shops	-	-	-	-	-	SP	-
The following business and professional establishments							
Accountants	-	-	-	P	-	P	P
Architects	-	-	-	P	-	P	P
Contractors	-	-	-	P	-	P	P
Engineers	-	-	-	P	-	P	-
Financial institutions	-	-	-	P	-	P	P
Insurance agencies	-	-	-	P	-	P	-
Photographers	-	-	-	P	-	P	-
Real estate brokers	-	-	P	P	-	-	-
Surveyors	-	-	-	P	-	P	-
Graphic Artist	-	-	-	P	-	P	-
Business machine sales, display and service	-	-	-	P	-	P	-
Drafting and blueprinting	-	-	-	P	-	P	P
Electronic data processing	-	-	-	P	-	P	P
Tabulating and record-keeping services	-	-	-	P	-	P	P
Labor unions and trade associations	-	-	-	-	-	P	-

Permitted Uses	Residential Zones		Commercial Zones				Industrial Zones
	SF	MF	1	2	3	I-1	I-2
Addressing and secretarial services	-	-	-	P	-	P	P
Any other use which the Planning Commission may find to be similar in character or compatible to the uses permitted in the specific zone or zones. The adopted resolution embodying such finding shall be filed in the Office of the City Clerk. Any other use allowed with a Conditional Use Permit decided in accordance with Process Five as identified in Section 103.0105.							

References:

- (a) Must be entirely within closed building
- (b) Open storage areas completely enclosed by walls or buildings, or a combination thereof, not less than six feet in height, and provided also there shall be no outdoor storage or merchandise, materials, equipment, or other goods, to a height greater than that of any enclosing wall or building.
- (c) Ten employees maximum.
- (d) Such uses may include accountants, advertising agencies, architects, attorneys, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics (no overnight patients), photographers, real estate brokers, securities brokers, surveyors and graphic artists.
- (e) No overnight resident permitted.
- (f) Single Room Occupancy Hotels are not a permitted use.

Footnotes:

¹An application for a Southeastern San Diego Planned District Ordinance Permit may be approved, conditionally approved or denied in accordance with Process 4, notwithstanding §103.1703 that requires an application for a Southeastern San Diego Planned District Ordinance Permit to be acted upon in accordance with Process 3.